



To: CITY OF LYNCHBURG, VA
CITY COUNCIL

Date: 10/6/2004
 Attn: PAT COST
 Proj. Name: WALGREENS, LAMSHORNE RD.
 Proj. #: 1245 LYNCHBURG, VA

Dear Sir or Madame:

☒ Attached

☐ Under Separate Cover

We are sending you via:

☐ Hand Delivery
☐ UPS

☐ Your Pick-Up
☐ FedEx

☐ US Mail
☐ Courier

☒ Fax # 434 847 1536
5 Pages Including Cover

The following:

☒ Letter
☐ Change Order
☐ Request for Proposal
☐ Cert. of Sub. Comp.

☐ Invoice
☒ Drawing (Prints)
☐ Architect's Supp. Instr.
☐ Agreement

☐ Specifications
☐ Drawing (Originals)
☐ Architect's Field Rpt.
☐ Other

☐ Computer Disk
☐ Shop Drawings/Submittal
☐ Certificate for Payment

Which is:

☐ For Your Approval
☐ Marked "Approved as Noted"

☐ For Your Review and Comment
☐ Marked "Revise & Resubmit"

☒ For Your Use
☐ For Your Information

☐ Marked "No Action Taken"
☐ As Requested by _____

Please:

☐ Distribute

☒ Take Requested Action

☐ Sign & Return _____ Original(s) to ASG

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Description:

No.	Date	Title
1	10/6/04	LTR TO TOM MARTIN RE PROFFER AMENDMENT
1	9/24/04	TOM MARTIN LTR
1	9/29/04	SITE PLAN WITH NUMBERED NOTES

Remarks:

PLEASE INCLUDE IN THE COUNCIL
PACKETS.

Signed:

PROFFER

cc:

1245- municp

*Service Since 1981*

October 6, 2004

Mr. Tom Martin, AICP
City of Lynchburg, VA
900 Church Street
P.O. Box 60
Lynchburg, VA 24505

**RE: 1245 - WALGREENS AT LANGHORNE AND MURRELL ROADS
LYNCHBURG, VA**

Dear Mr. Martin:


Your letter dated September 24, 2004 has been reviewed by Walgreens, developer Laird Development, LLC, and by ASG. It is our desire to accommodate as many of your requested changes as possible. Please refer to your letter as you read the following responses and the numbered notes on the site plan:

1. *Movement of the building closer to Langhorne* - Your request cannot be implemented and maintain vehicle circulation and function of the building.
2. *Movement of the Langhorne sidewalk away from new turn lane* - This can be implemented. The sidewalk should be at least 5 feet from the curb.
3. *Connections to public sidewalks* - The existing site plans indicate a pedestrian connection from Walgreens front entrance to the sidewalk along Murrell. That route was chosen in order to avoid the slope up to Langhorne. We propose to add another pedestrian connection from the north corner of the building sidewalk out to the sidewalk along Langhorne near Carrington. A bicycle rack will also be added near the front entrance.
4. *Retention of large existing trees* - We are agreeable to your proposal in principal, assuming that a time limit of two years from project completion can be added.
5. *Creation of a facade at the drive-thru* - The design can be modified to implement this change, but only if the pavement setback along Carrington is relaxed to allow for adequate room for trucks to circulate around the extension of the drive-thru roof. Since the drive-thru roof already is "A" shaped, as you requested, then it would be our preference not to extend the roof line over the entire outside drive-thru lane, thus avoiding the need to violate the pavement setback.

6. *Planting of shrubs as parking buffers* - The site plans already indicate dwarf Burford hollies at 4 feet on center along the perimeter of the parking area along Langhorne and Murrell. These shrubs will form a solid hedge that can be sheared at the height of 3 to 4 feet.
7. *Planting shade trees in islands* - The number of parking spaces is already at a minimum, due in part to the new exit driveway to Murrell. In some areas, the shade from the large existing trees to be preserved will fall on the pavement. In addition, 2 red maples, 1 crabapple, 9 magnolias and 23 hollies are added around the perimeter of the site.
8. *Planting of foundation landscaping* - We propose to add two areas of landscaping close to the building, one at the north corner, the other at the south corner.
9. *Windows in the building facade* - The revised building rendering dated September 10, 2004, attempted to address this concern by adding more glass high and low in the Langhorne and Murrell facades. The tower over the entrance gives the appearance of a second story and contains glazing, which will be lighted. I have included a color copy of the proposed building design in the package mailed to you.
10. *Cloth awnings over the windows and doors* - Your request is not acceptable due to the increased maintenance and limited life of cloth awnings.
11. *Lighting that is pedestrian in scale* - Obviously security of their patrons is Walgreens concern. We propose to lower the pole height from 30 feet to 20 feet and the pole lighting will be supplemented by decorative fixtures on the building. The use of cut-off fixtures in lieu of decorative fixtures atop the poles minimizes the amount of light migrating from the site.
12. *Dumpster areas screened* - The dumpster area is already fully screened by an 8 foot high, opaque fence.
13. *Monument style ground sign* - We propose a 15 foot high monument sign with LED reader board to change no more often than once per minute.

Laird Development, LLC and Walgreens propose to amend the proffers to the rezoning request to include the above listed revisions. That change should be noted in the presentation to City Council. Thank-you.

Sincerely,



Philip A. Royer
President

CC: Robyn Askew, Laird Development, LLC

W:\TMP\1245\1245ltn2.wpd



THE CITY OF LYNCHBURG, VIRGINIA

Planning Division
September 24, 2004

City Hall, 900 Church Street, P.O. Box 60
Lynchburg, Virginia 24505 • (434) 455-3900
FAX • (434) 845-7630

Ms. Robyn Askew
Laird Development, LLC
5500 Lonas Drive, Suite 300
Knoxville, TN 37909

Dear Robyn:

Thank you for meeting with Kim Payne and myself on September 22, 2004. During this meeting we discussed possible design changes to the proposed Walgreen's site in the 2400 Block of Langhorne Road. The following is a list of items that would help the site to be developed more closely to "Traditional Neighborhood Development" principles. Please review the list and respond as to whether the proposal "is" or "is not" acceptable to Walgreen's.

- o Movement of the building closer to Langhorne Road and the movement of parking to the sides and rear of the proposed building.
- o Movement of the Langhorne Road sidewalk as far away from the turning lane as possible without negatively impacting the mature trees.
- o Connection to all adjoining sidewalks from the proposed Walgreen's. For example this could be accomplished by a designated pedestrian crosswalk in the front the proposed store and a pedestrian connection to the sidewalk on Langhorne Road by stairs or a sidewalk.
- o Retention of existing large deciduous trees along perimeter of property. Agreement that if the trees die, they will be replaced, two (2) for one (1), with at least six (6) inch caliper deciduous shade type trees. Species to be determined by the City's Urban Forester at time of replacement.
- o Creating a façade on the end of the proposed drive thru parallel to Carrington Road. Windows should be included to give the appearance that this is an extension of the main building. The drive thru should have an integrated "A" type roof line.
- o Planting of medium height shrubs along the frontage of Langhorne Road, to further buffer the parking area.
- o Planting of shade trees in islands within the parking area.
- o Planting of foundation plantings around the perimeter of the building.
- o Windows in the building façade that, while keeping the design height, extend closer to the ground. As many of these windows as possible should be transparent to allow "eyes on the street" and give the appearance of a traditional store front window. If possible, false window in the upper portions of the building that would help give the appearance of a two (2) story building with residential on the second floor.
- o Cloth awnings over windows and doors.
- o Lighting that is pedestrian in scale. For example, a lighting fixture that is a maximum of twelve (12) to fifteen (15) feet in height and has a decorative fixture.
- o Dumpster areas that are screened totally from view.
- o Monument style ground sign.

The Planning Staff realizes that you may not be able to address every item. Please indicate the items that you are willing to address so that the best possible site plan can be presented to the City Council. If you would like to discuss these items further, please do not hesitate to contact me at (434) 455-3909.

Sincerely,

William T. Martin
Tom Martin, AICP
City Planner



Walgreens - Langhorne Road and Murrell Road - Lynchburg, VA
September 29, 2004
1" = 40'-0"



The City of Lynchburg, Virginia

CITY HALL, LYNCHBURG, VIRGINIA 24505 • (804) 847-1508
FAX • (804) 845-7630

5 October 2004

PLANNING DIVISION

TO: Lynchburg City Council

FROM: Lynchburg Planning Commission

SUBJECT: Changes Proposed to the Future Land Use Map

Attached is correspondence from the Citizens Monitoring Committee (CMC) addressed to the Planning Commission to be forwarded to you for further consideration of the proposed changes to the Future Land Use Map (FLUM). Specifically, at the intersection of Langhorne and Murrell Roads.

Reference is made in this correspondence to the CMC meeting 2 September 2004 that was determined to have been conducted without proper notification. The subsequent meeting of 28 September 2004 was officially advertised and attended by the public and the media. Reference has also been made to the efficacy of the letter of 9 September 2004 due to the above mentioned lack of proper notification. That letter is now bona fide as voted upon on the 28th.

Since you have previously received the letter of the 9th that was signed by members of the CMC, we have not included another copy.

In your reevaluation of the letter, please further consider the additional recommendations made in the attachment.

TO: Members of the Planning Commission, City of Lynchburg, VA

FROM: Citizen Monitoring Committee

RE: Changes proposed to the Future Land Use Map at the intersection of
Langhorne and Murrell Roads

DATE: September 29, 2004

To ensure that the City's Comprehensive Plan addressed a broad range of community interests, the Planning Commission appointed 24 citizens representing over 18 different City neighborhoods to a Citizen Steering Committee (CSC). As you know, the members of that Committee met regularly over almost 24 months (2000-2002) to review technical information, explore issues and ideas regarding Lynchburg's future, and to develop goals, objectives, and strategies. Because of the diverse nature of the group serving on the CSC, many decisions were reached by consensus. No single member of the CSC dominated either discussions or decisions.

The CSC identified priorities for implementation of the Plan. Because of our interest in seeing our Vision implemented, a majority of the members of the CSC accepted appointments by you to the Citizen Monitoring Committee (CMC). It was our intent to meet regularly to review progress in meeting the goals we helped set. In addition, we agreed to meet on an "as needed" basis.

Such a meeting was held at 7 p.m. on Thursday, September 2, 2004, in the 2nd floor Training Room of City Hall. The purpose of that meeting was to discuss the proposed Comprehensive Plan amendment and rezoning for a Walgreens on Langhorne Road between Murrell Road and Carrington Road. Planning staff made it clear that their purpose was to provide information to the CMC regarding actions to date. It would be the responsibility of the CMC to determine whether or not to make a public statement on the matter.

Ensuing publicity about the fact that this meeting was held without proper notification to the public as required by the Virginia Freedom of Information Act lead to a request by Shanda Rowe and Andy Sale to Wayne Dahlgren that another meeting be scheduled as quickly as possible. That meeting was held on Tuesday, September 28, 2004.

At that meeting members of the CMC affirmed the decisions reached at the meeting of September 2. Concern was expressed that City Council seemed to be focusing on design issues and not the location and timing issues. As one of our members noted, talking about design before you examine location and timing is putting the cart before the horse. As a result of that concern, the following motion was unanimously approved by those members present and subsequently approved by some members of the CMC who were not able to attend the meeting because of previous commitments:

The CMC reaffirms the opinions expressed in the September 9 letter to Council regarding the proposed amendment to the Future Land Use

The following members of the CMC attended the September 28, 2004 meeting:

Jane Bacon

Richard D. Barnes

Bob Clarke

Judy Frantz

John Jones

John Marsh

John Rayhill

Shanda Rowe

Andy Sale

Mark Smith

Han Song

The following members of the CMC have read the Minutes of the Meeting and endorse the action taken by members present:

SUBJECT: Proposed Development at Langhorne and Murrell Roads
Assuming FLUM Modified to Accommodate
Similar Efforts in Other Locals

Norfolk VA

- > Refer to attached Photo A, Site Plan B and Application/Recommendation C
- > Location twenty-first street in Ghent area
- > Local developer (not a regional representative)
- > No controversy with developer - very cooperative to suggested adherence to ordinances
- > Over lay district

Roanoke City VA

- > Development all by right
- > Local representative - very cooperative after negotiated revisions to site plan were made
- > Parking in rear and door moved to side of building
- > Personal evaluation from past/other location experiences
 - * "no such thing as deal breaking"
 - * "always threatened to go elsewhere - never do"
 - * "don't give up - will keep coming back"

Roanoke County VA

- > All by right
- > In commercial shopping center
- > Site design acceptable
- > No rezoning required
- > No overlay problems
- > Local representative

Albemarle County VA

- > No requests to locate new similar commercial establishments

Charlottesville, VA (Planning Commission Chairman)

- > Have been meeting with regional representative for over one year
- > Challenge is to two story proposal
- > Parking is challenged
- > "Council cooperative/supportive of Staff and Commission efforts"
- > "Strong comments about regional representative"

Charlottesville, VA (Planning Department)

- > In negotiation for almost two years with regional representative
- > 70% compromise
- > Historic area - would locate a house
- > Planning Commission and BAR rejected petition
- > Regional representative is appealing to BAR
- > Regional representative "has been in personal contact with Council without success"

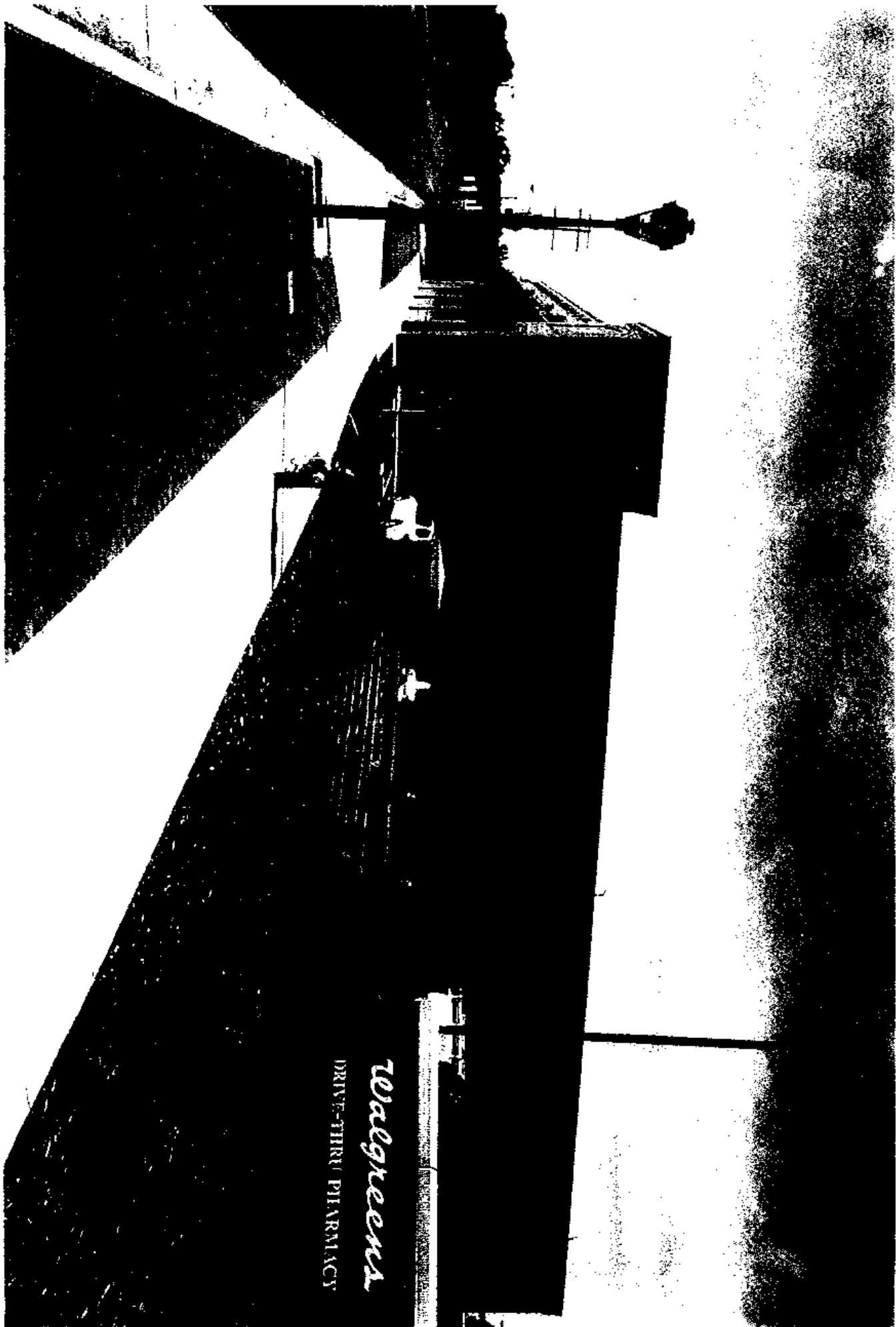
Poland, Ohio (September issue of New Urban News page twelve)

- > Refer to attached Article D
- > At Main street - heavy traffic
- > Local representative
- > Architectural Review Board "would have to build something far better than usual store"
- > Twenty feet back from road
- > Typical interior could not be modified
- > Store footprint could not be deviated from

Chesterfield County, VA.

- > Refer to attached photos E and F
- > Efforts in Midlothian and Chesterfield
- > Programs have stalled for months with negotiation
- > Have always been successful in demanding adherence to zoning locations with site/architectural design
- > Regional representative and local
- > "National companies can be tough, especially the one in question, but will always deviate from initial proposal."
- > Check also with Charlotte, N.C. Berkdale area has been stalled for months (WHD did not contact)

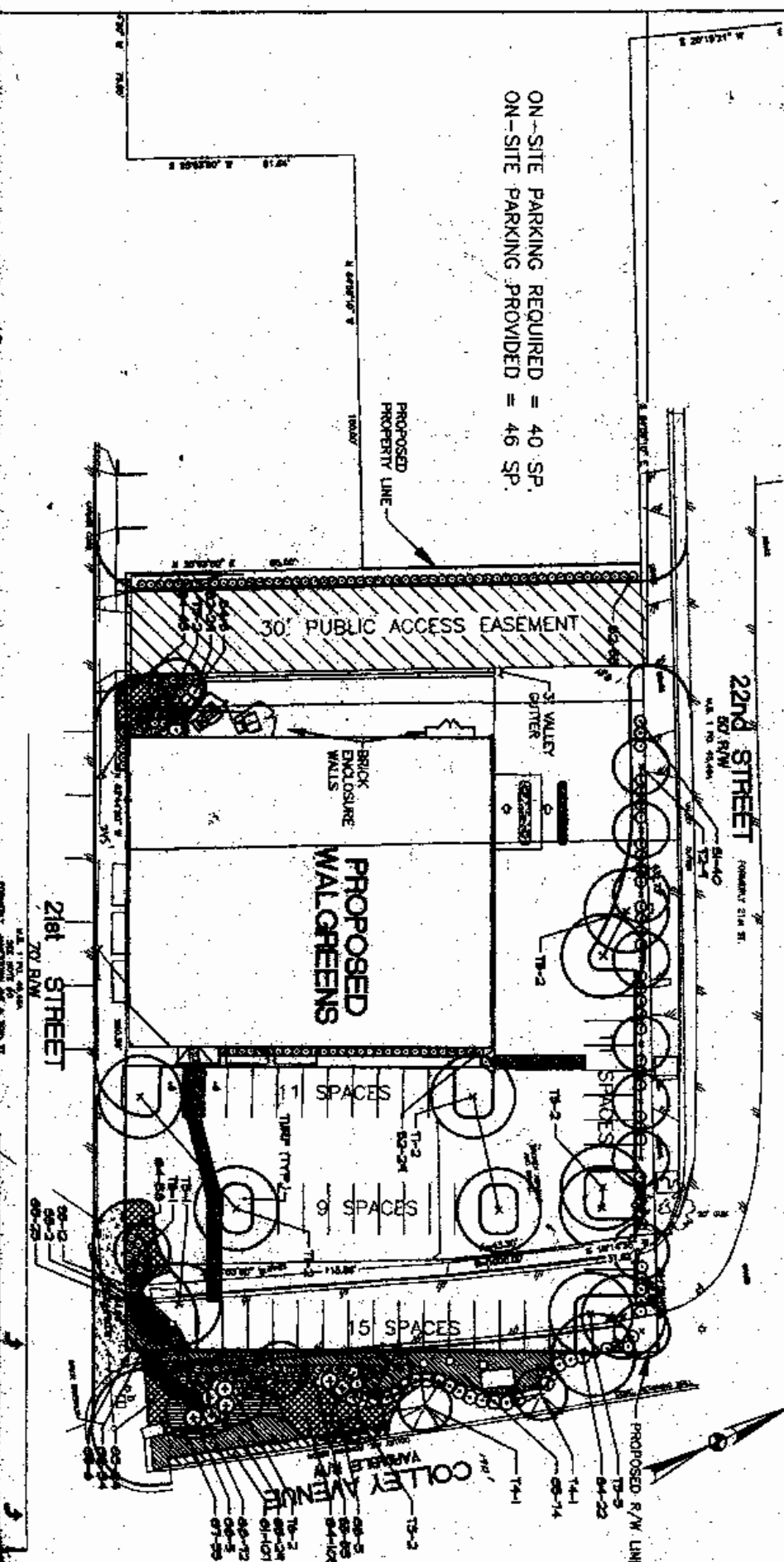
Attachment A



PLANT LIST

NO.	SCIENTIFIC NAME	COMMON NAME	ROOT BALL	REMARKS	QUANTITY	REMARKS
TREES						
1	Acacia saligna	Black wattle	12" DB		4	
2	Callistemon citrinus	Yellow bottlebrush	12" DB		4	
3	Leptospermum laurum	Leptospermum	12" DB		4	
4	Leptospermum laurum	Leptospermum	12" DB		4	
5	Leptospermum laurum	Leptospermum	12" DB		4	
6	Leptospermum laurum	Leptospermum	12" DB		4	
SHRUBS						
7	Leptospermum laurum	Leptospermum	12" DB		4	
8	Leptospermum laurum	Leptospermum	12" DB		4	
9	Leptospermum laurum	Leptospermum	12" DB		4	
10	Leptospermum laurum	Leptospermum	12" DB		4	
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GRASSES, PERENNIALS & GRASSES						
12	Leptospermum laurum	Leptospermum	12" DB		4	
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99	Leptospermum laurum	Leptospermum	12" DB		4	
100	Leptospermum laurum	Leptospermum	12" DB		4	

NOTE: ALL AREAS NOT OTHERWISE COVERED BY BUILDING FOOTPRINT, GRASSCOVERS OR OTHER PLANTING BEDS SHALL BE SOED.



ON-SITE PARKING REQUIRED = 40 SP.
ON-SITE PARKING PROVIDED = 46 SP.

City Manager

Executive Secretary, Norfolk City Planning Commission

21st Street PCO Development Certificate - Walgreens Pharmacy

December 20, 2002

PART 1: APPLICATION DESCRIPTION:

Nature of Application:

**21st Street Pedestrian
Commercial Overlay (PCO)**

**District Development Certificate: To construct a 14,560 square
foot Walgreens drug store at
the northwest corner of 21st
Street and Colley Avenue.**

Location: 806 to 824 21st Street (Maps 1 and 2).

Applicant: Walgreens

Property Owner: L.H. Wynn; Rosa Wynn; Joseph and Marie Murphy;
Leslie Bage.

Description of proposed use:

The applicant is proposing to demolish the businesses located at 806 thru 824 W. 21st Street and to construct a 24 hour pharmacy with a commercial drive-through. A pharmacy is a permitted use in this district. The proposed hours of operation for the drug store are 24 hours a day, 7 days a week.

To accommodate this development, the applicant is requesting to close the access road (Colley Avenue) that abuts the east side of the site near the railroad underpass. The applicant is proposing to create a public access easement on the west side of the site. Access to the site will be provided from 21st Street, the new access

road, and 22nd Street. Adequate parking is available on site.

Separate applications for special exceptions have been filed to construct the drive-through facility, to operate the drug store as a 24 hour pharmacy, and to close the access road. On October 24, 2002, the City Planning Commission acted to approve these requests. The City Planning Commission's recommendations will be forwarded to City Council for final action.

The project is also being reviewed as a private project by the Design Review Committee and City Planning Commission because the public street is being closed as part of the project. This review focuses on the aesthetics of the project such as the building design, materials, colors, signage, lighting, and landscaping.

The issuance of a PCO development certificate by the City Council with the recommendations of the Planning Commission is the final step.

Description of existing land use pattern:

The site is located on the northwest corner of 21st Street and Colley Avenue adjacent to the railroad underpass. The site is located in a C-2 Corridor Commercial District and in the 21st Street Pedestrian Commercial Overlay District. This district covers 21st Street from Monticello Avenue to Core Avenue and is intended to reinforce the existing concentration of pedestrian oriented commercial activities characteristic of this area. Land uses include a variety of retail sales and service establishments, restaurants, and professional offices. This commercial area is surrounded primarily by a mix of medium and high density residential districts and institutions.

PART 2: ANALYSIS/EVALUATION

The following analysis is based on the criteria for review for issuance of a PCO Development Certificate as contained in Section 11-11.10(c) of the Zoning Ordinance.

The site plan proposed for the development is illustrated on Map 2.

1) Use Characteristics

The proposed use of the building as a drug store is a permitted use in the 21st Street Pedestrian Commercial Overlay District. As mentioned, the applicant has applied for special exceptions for a 24 hour drug store, two drive-through windows, and a street closure.

2) Location and Adequacy of Off-Street Parking

The Zoning Ordinance requires 4 parking spaces per 1,000 square feet of net building space. There is adequate parking on the site to meet this requirement. The front facade of the proposed building is located within 5 feet of the 21st Street property line. Parking for the building is located along the building's east elevation.

Access to the parking lot is provided by one curb cut on 21st Street, one curb cut on 22nd Street, and by the relocated public access easement located to the west of the building. The closure of the existing public right of way adjacent to the Colley Avenue underpass was encouraged because of concerns with vehicular access so close to the intersection. Staff from the City's Transportation Division support these revisions to the site plan and the location of the curb cut on 21st Street into the parking lot. This curb cut will not exceed 24 feet in width to promote pedestrian safety.

3) Site Relationships and Development Standards

The proposed building meets the PCO District's building location and orientation requirement. The front facade of the building is located within 5 feet of the front property line along 21st Street. Because of the underpass, the intersection of Colley Avenue and 21st Street is not a typical intersection. The railroad restricts pedestrian access from Colley Avenue to the site. So in this case, the building is sited perpendicular to a parking court with its entrance to the building on 21st Street. This site design is similar to the layout for the Rite Aid drug store, which is also located on 21st Street.

In order to define the pedestrian edge and to screen the parking lot, the applicant is proposing a 3 foot high serpentine wall and substantial landscaping along 21st Street in front of the parking lot entrance and along the east side of the site. Encroachment applications will be filed for the fence and landscaping because they would be partially located on public right of way near the Colley Avenue underpass.

In order to promote pedestrian interest and activity and to enhance security and safety by permitting visibility into and out of buildings, one of the requirements of the PCO district is that a minimum of 50 percent of the total area of ground floor facades along 21st Street shall be transparent from the street. The Walgreens building elevation on 21st Street meets this requirement.

4) Landscaping and Signage

As mentioned, the applicant is proposing a significant landscaping and wall element at the southeast corner of the site. The parking lot and the perimeter of the site will be landscaped. Because the project involves a street closure, the Design Review Committee and Planning Commission are reviewing the aesthetics of the project as a private project which includes landscaping. In addition, a detailed landscaping plan will be submitted and reviewed and approved by the City's Site Plan Review Committee in accordance with Chapter 17 of the Zoning Ordinance of the City of Norfolk.

The applicant intends to use channel letters for wall signage on the Colley Avenue and 21st Street building elevations. A monument sign incorporated into the serpentine wall is also proposed. Channel letters and monument signs with certain height and size restrictions are permitted in the 21st Street PCO District. Any signs for the building and site shall comply with the PCO District's regulations pertaining to signage and to Chapter 16 of the Zoning Ordinance.

PART 3: RECOMMENDATION

The subject application generally conforms to the criteria set forth in Section 11-11.10(c) of the Zoning Ordinance for consideration pursuant to issuance of a Pedestrian Commercial Overlay Development Certificate. The City Planning Commission (by a 4 to 0 vote) recommends that a Development Certificate be approved for the Walgreens building with the following conditions:

1. The building elevation, landscaping, lighting, and signage shall be reviewed and approved by the Design Review Committee and City Planning Commission. Adherence to approved plans is a condition of this development certificate. Prior to site disturbance and building construction, building and site plans must be reviewed by the Director of Planning and Community Development or his designee for compliance with these approved plans.
2. The windows on the 21st Street and Colley Avenue building elevations shall be clear glass.
3. The applicant shall apply for an encroachment permit with the Department of Public Works for the awnings on 21st Street, the serpentine wall, and landscaping in the public right of way. The landscaping shall be maintained by Walgreens in accordance with the requirements of Chapter 17 of the Zoning Ordinance.
4. The site plan and landscaping plan shall be reviewed and approved by

the Site Plan Review Committee in accordance with Chapter 26 and Chapter 17 of the Zoning Ordinance.

5. The curb cut on 21st Street into the parking lot shall be no wider than 24 feet.
6. The sidewalk and verge area in the city right of way adjacent to the site on 21st Street shall be brought up to the current streetscape standards for this district as determined by the Director of Public Works or his designee.

MAPS

1. Location and Zoning
2. Site
3. Site Plan
4. Building Elevations

Property Description

Property located at the northwest corner of Colley Avenue and 21st Street, fronting 190 feet, more or less, along the western line of Colley Avenue; and fronting 245 feet, more or less, along the northern line of 21st Street.

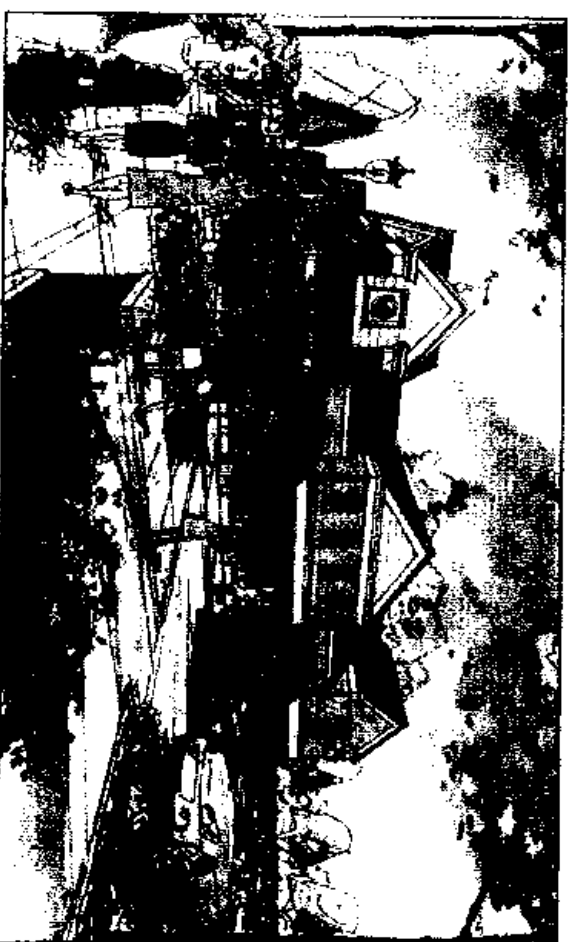
Tim Polk
Executive Secretary

Walgreens adapts to a Greek Revival village

When Walgreens anticipated it would have a hard time gaining permission to build a drugstore at the main intersection in Poland, Ohio, the company sought advice from a longtime local resident, Robert A. Mastriana, Mastriana, an architect and a consultant to the village's Architectural Review Board, told the chain that it would have to build something far better than its usual store. The 2,900-person community several miles south of Youngstown previously prevented a Rite Aid from being built on the prominent albeit bedraggled site, and resistance to national chains has continued to run strong in the two-century-old village.

In the end, Mastriana, an admirer of northeast Ohio's Greek Revival architecture, donated his time to design a Walgreens building that would make the heavily trafficked location more attractive. The design won approval from the Board of Appeals and is now under construction by Visconsi Companies. The Walgreens building stands just 20 feet back from the road, helping to define the streetwall, and it has suggestions of Greek Revival style, "which is Poland," according to Mastriana.

The chain prohibited any deviation from its typical interior layout. "We could not alter the footprint of the store," says Mastriana, design partner in The 4M Company in nearby Boardman Township. However, Visconsi Companies, which has erected about 40 Ohio Walgreens stores, allowed Mastriana



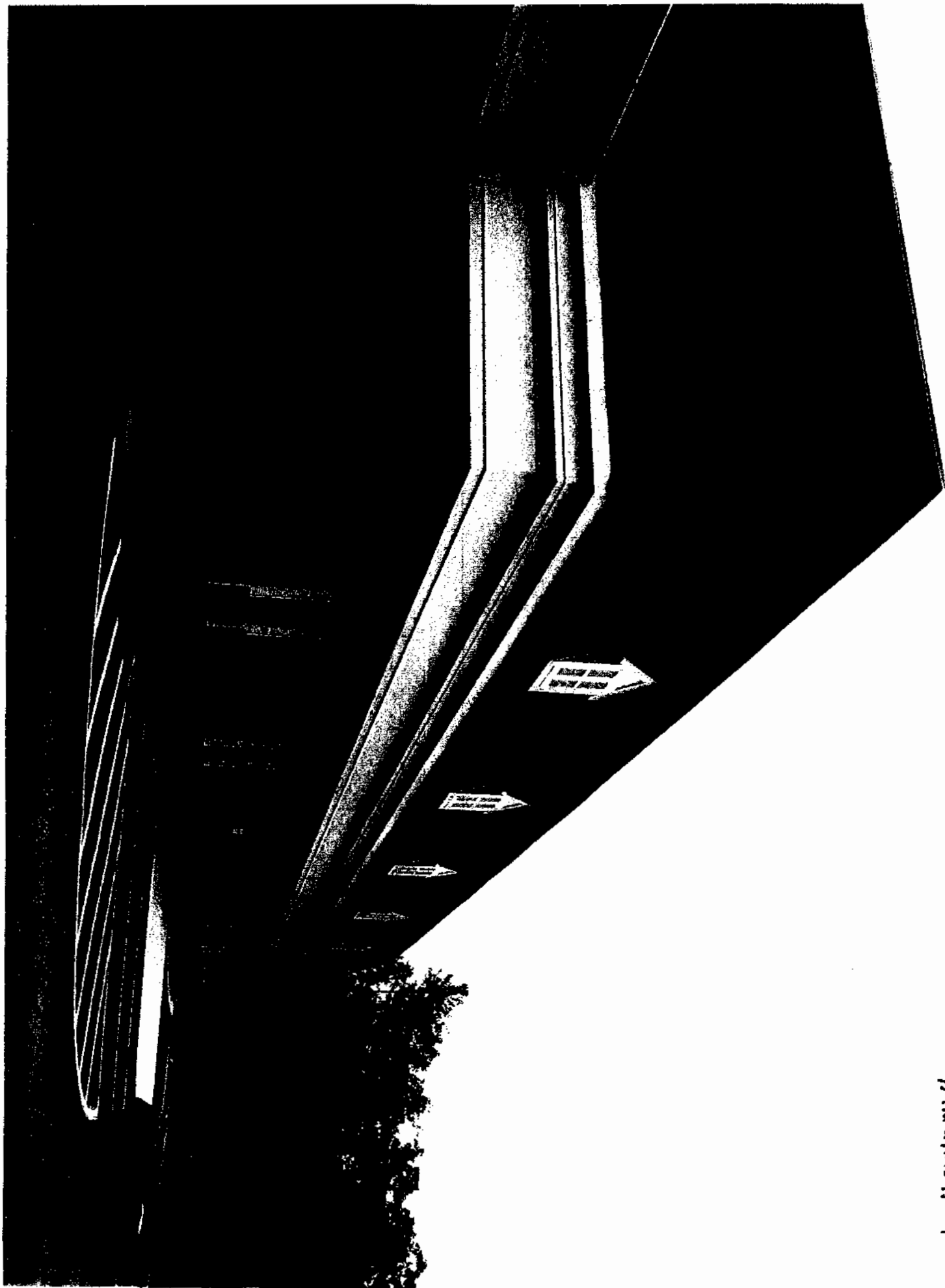
Rendering of Poland's Walgreens building

GREEK REVIVAL TOUCHES FOR LIBRARY

The Walgreens is only the latest effort to maintain the coherence of Poland, a town with its roots in the early nineteenth century. The still-admired Greek Revival buildings also provided inspiration for Mastriana and his company about four years ago when they designed a new 56.8 million facility for the Poland Public Library. The 35,000-square-foot library project could have overwhelmed its neighbors on South Main Street but Mastriana fit the building in by breaking the



Attachment E



Attachment F